

# COMMISSION ON COMMON OWNERSHIP COMMUNITIES

## Minutes of the Monthly Meeting Via Zoom Audio-Visual Conference Wednesday, March 1, 2023

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:07 p.m. by Commission Chair Cheryl Walker.

**Commissioners present:** [12] Anderson, Freeman, Hall, Hayes, Holmes (joined at 8:15 p.m.), Mezey, Moore, Nerlinger, Seebold, Smith, Zmuda and Walker.

**Commissioners absent:** Murthy and Steinbach (excused)

**Staff present:** Walter Wilson, Esquire, Association County Attorney; Ramon Espin, Manager; Ife Fabayo, Investigator (presenting), Peter Atta, Investigator.

**Guests:** Dorothy Legette, Don Raelzer, David Weiner, and Frank Luncheon.

1. **Proof of Quorum:** There being 12 Commissioners present the meeting was called to order.
2. **Welcome and Introductions:** The Chair welcomed all in attendance. Commissioner Herron resigned, so the Commission now has a vacancy.
3. **Approval of Agenda:** Commission Anderson moved to approve the March 1, 2023 agenda, and Commissioner Hayes seconded. There were no objections, so the agenda was approved.
4. **Approval of Minutes:** Commissioner Smith moved to approve the February 1, 2023 meeting minutes with edits to Section 10(c) to reflect that Commissioner Hall will join the Legislative Committee, and Commissioner Anderson seconded. All voted in favor to approve the meeting minutes with edits, and the motion carried.
5. **Community Forum:** There were no questions from the audience during the open forum.
6. **Chairwoman's Report:** Chair Walker asked for the Commission's permission to write a letter of commendation to Ms. Katrivanos' direct supervisor for her management of the Office of Common Ownership Communities (OCOC). Ms. Katrivanos is the OCOC's outgoing interim manager. There was no opposition to Chair Walker's request.
7. **Submission of disputes for Commission consideration: Jurisdiction – Ms. Fabayo** presented the cases to the Commission.
 

**#2023-009, Deborah Wenzel v. Colonnade Community Association, Inc. – Commissioner Smith** moved to **deny jurisdiction of the case** and **Commissioner Zmuda** seconded the motion. There was some discussion after which **the motion was carried by the Commission**, by unanimous consent. Commissioner Anderson and Commissioner Nerlinger recused.

**#2023-018, Carol Kaplan v. Colonnade Community Association, Inc., et al. – Commissioner Smith** moved to **deny jurisdiction of the case** and **Commissioner Mezey** seconded the motion. There was no discussion. **The motion was carried by the Commission**, by unanimous consent. Commissioner

Anderson and Commissioner Nerlinger recused.

**#2023-032, Felix Liderman v. Westlake Park Condominium “B”, Inc. – Commissioner Freeman** moved to **accept jurisdiction of the case** and **Commissioner Smith** seconded the motion. There was no discussion. **The motion was carried by the Commission**, by unanimous consent.

### **DECISIONS AND ORDERS ISSUED**

None

### **DECISIONS AND ORDERS ON APPEAL (in Circuit Court for Montgomery, MD)**

No update.

**8. County Attorney’s Report:** There was no report.

**9. DHCA Staff Report:** No report for this meeting.

**10. Vice Chair & Committee Reports:** The Vice Chair deferred to the Committees so they could present their reports.

- A. Education – The Committee Chair, Susan Nerlinger, presented the report, which was also in the meeting packet. There was a request for additional trainers for the Zoom or in-person board trainings.
- B. Communications Committee – No report
- C. Legislative/Policies and Procedures – No report
- D. Nominating Committee – No report. Commissioner Holmes, the Committee Chair, accepted Commissioner Smith’s offer to serve as the vice-chair. Commissioner Anderson expressed interest in joining this committee.
- E. Gaithersburg Task Force- No report
- F. Budget and Information Technology – Ad-hoc No report

**11. UNFINISHED BUSINESS:** The election information will be tabled until the next meeting on April 5, 2023.

**12. NEW BUSINESS:** **Commissioner Smith** suggested that discussions on **hearing panels assignments** should be tabled until the new OCOC manager, Ramon Espin, has completed the onboarding process.

**13. GOOD OF THE ORDER:** Chairwoman Walker reminded commissioners to submit their financial disclosure statement, which is due in April.

**14. ADJOURNMENT:** **Commissioner Anderson** moved to **adjourn the meeting** and **Commissioner Zmuda** seconded the motion. All in favor. Meeting adjourned at 8:20 p.m.

**THE NEXT MONTHLY MEETING WILL BE ON APRIL 5, 2023**

**Zoom invitations have been sent**